

Differences between the B-3 to new B-1 (all other uses are the same):

Uses	B1	B3
Motorized vehicle sales		C
Service and repair facilities	C	C
Contractor services		C
Cabinet shops or stores		C
Optical lens grinding and finishing		P

P= Permitted by Right
C= Permitted with Conditions
S= Special Permit Required
blank= Not Permitted
red letters= changed by reFORM

Height: In B-3 it is 45' unless abutting R-1 to R-3, then it is 35'. The new B-1 is 40'.

Setbacks: Side yards in B-3 are 0' for commercial and 5' when abutting residential. Side yards in the new B-1 are 0' for commercial and 10' when abutting residential. Rear yards in the B-3 are 0' for commercial and 30' when abutting residential. Rear yards in the new B-1 are the smaller of 30' or 20% of depth.

Parking: Same (1/600), but now within 600' instead of within 300'.

Signs:

			Today			reForm	
			Inside Front Yard	Outside Front Yard		Inside Front Yard	Outside Front Yard
B-3 to B-1	Freestanding	1 per business per frontage OR	50 sq. ft./15 ft. tall	100 sq. ft./25 ft. tall	1 per main building AND	N/A	50 sq. ft./18 ft. tall
	Center	1 per frontage	50 sq. ft./15 ft. tall	150 sq. ft./35 ft. tall	1 per frontage	N/A	100 sq. ft./35 ft. tall